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### **An Overview of Monroe County's 2013 Annual Trending**

The following steps were taken to conduct the 2015 annual trending in Monroe County:

#### **General Overview:**

Overall the Monroe County market housing market has not changed dramatically from prior years. Monroe County never experienced the housing downturn as other parts of Indiana or even the county had. Throughout the county some neighborhoods/areas remain flat where others have seen growth and some have shown a slight decrease. Since there isn't any defined pattern and with whatever minimal appreciation or depreciation that has taken place over the year, there was no time adjustments made to any sales. New construction continues to take place within the county. The majority is within the residential classification, although there has been some major commercial properties projects completed throughout the county. Monroe County is the home to Indiana University. Enrollment within the university continues to grow each year, resulting in an increased demand for housing, whether it is owner occupied or rental properties. For the entire trending process sales from 1/1/2014 through 2/28/2015 were used. There was no time adjustment of any sales. The Indiana Housing Market Report for the time period of March 2014 through February 2015 indicates +1.3% increase in median home sale prices. As stated above specific areas within Monroe County continue to show growth not only in sales, but new construction, while other areas have experienced some decreases.

The updated depreciation year and updated Location Code Multiplier (LCM) provided by the state was implemented for all real property parcels. Every residential neighborhood was analyzed. Sales were the primary base for any market factor changes. Additional information such as appealed properties and the net result of the depreciation year and the LCM change was also taken into consideration when determining the appropriate neighborhood/market adjustment factor.

#### **Land Values:**

Land base rates were reviewed and as a whole were left unchanged. Where necessary, a few neighborhoods incurred minimal changes based upon recent sales information.

**Market Adjustment Factors (Residential):**

Monroe County has approximately 1060 residential neighborhoods defined. As a result of the updated depreciated year and LCM change all residential property was affected in some manner. As a result of these changes, newly created factors were implemented when necessary. As stated above, Monroe County remains stable as a whole, but certain areas within the county are experiencing growth and certain areas have seen some downward trend. The change is not constant throughout the entire county. New neighborhoods are continually being developed and new updated sales information in these newly developed areas has led to some of these changes.

**Cost Table Updates (Commercial):**

The county implemented the new depreciation year and the new Location Code Multiplier (LCM) as provided by the state. Only the townships of Bloomington and Perry had any real activity. With the limited number of sales, especially in the smaller townships, this resulted in some combining of areas.

**Use of Sales information**

Monroe County is committed to utilizing as many valid sales as possible. As stated above, sales from January 1, 2014 through February 28, 2015 were used. Where applicable multiple parcel sales (total of 48) were also used. This year's study contains 133 more sales than that of last year's study. A detailed file titled, "Monroe Reconciliation File for Ratio Study", has been submitted with this year's ratio study indicating the specific reason as to why various sales from the DLGF Reconciliation file were trimmed. The file also contains a second worksheet indicating those parcels that were used as they were marked as being valid but did not appear on the DLGF reconciliation file, dated 3-26-15).

In order to conduct an analysis of the Improved Industrial grouping sales from 2011 through 2014 were used. Even with the expanding the timeframe a total of only seven (7) sales were available. Additionally, 2013 sales were also used in the Commercial Vacant and Industrial Improved studies, due to the very limited number of sales occurring in 2014 and the limited number of properties with this classification. For both of these classification studies, all sales from all townships were combined into one grouping.

**Percentage Change**

The township of Washington experienced greater than a 10% decrease in the Commercial Vacant grouping. This was a result of one parcel decreasing by 63%. The property was surveyed as the I69 project took 1.335 acres.